

# Local Market Update – May 2025

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## Cooper

**- 16.7%**

**0.0%**

**+ 7.8%**

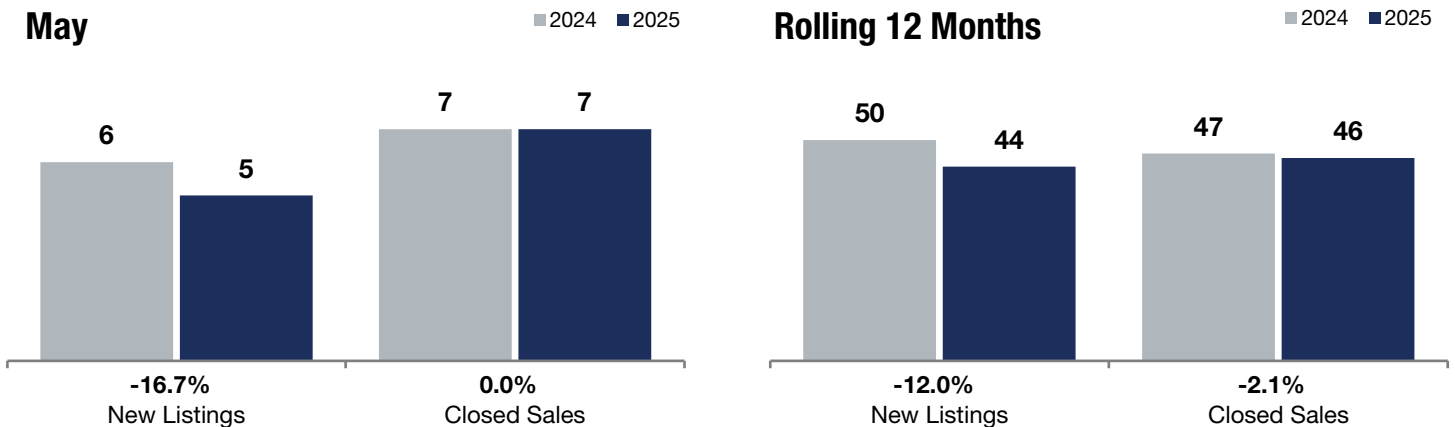
Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

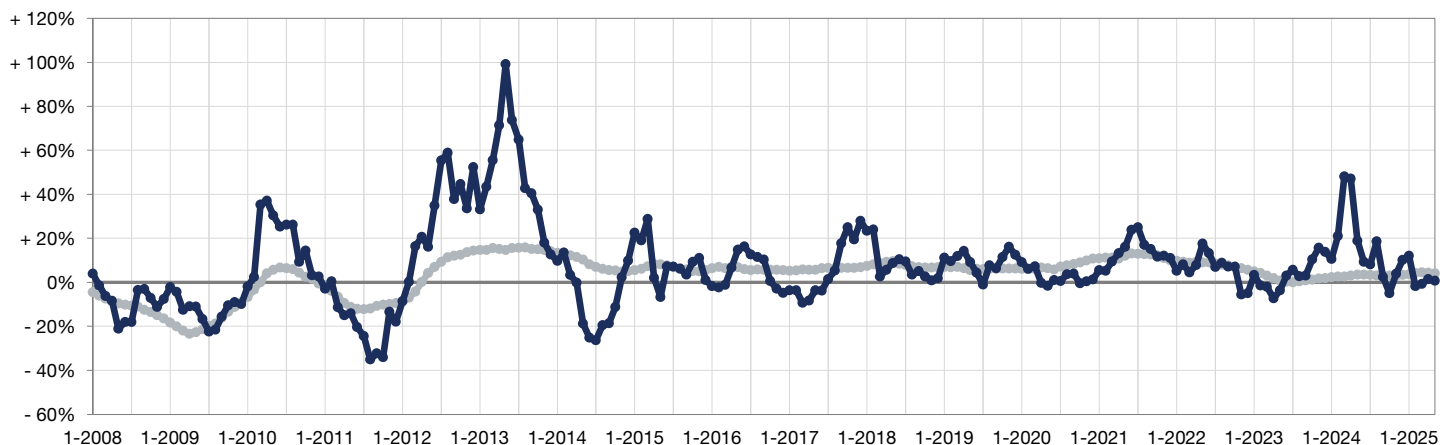
	May			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	6	5	-16.7%	50	44	-12.0%
Closed Sales	7	7	0.0%	47	46	-2.1%
Median Sales Price*	\$371,000	<b>\$400,000</b>	+ 7.8%	\$379,900	<b>\$396,500</b>	+ 4.4%
Average Sales Price*	\$355,071	<b>\$426,686</b>	+ 20.2%	\$422,412	<b>\$435,422</b>	+ 3.1%
Price Per Square Foot*	\$278	<b>\$298</b>	+ 7.1%	\$263	<b>\$270</b>	+ 2.6%
Percent of Original List Price Received*	104.2%	<b>109.4%</b>	+ 5.0%	101.5%	<b>105.0%</b>	+ 3.4%
Days on Market Until Sale	7	7	0.0%	28	21	-25.0%
Inventory of Homes for Sale	4	3	-25.0%	--	--	--
Months Supply of Inventory	1.1	0.7	-36.4%	--	--	--

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



## Change in Median Sales Price from Prior Year (6-Month Average)\*\*

16-County Twin Cities Region  
Cooper



\*\* Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.